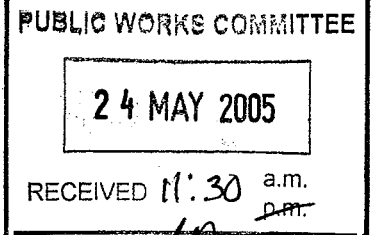




Australian Government

Department of the Environment and Heritage
Australian Greenhouse Office



SUBMISSION 2

Parliamentary Standing Committee on Public Works
Parliament House
Canberra ACT 2600
jcpw@aph.gov.au

Reserve Bank of Australia Business Resumption Site at Baulkham Hills in Sydney, NSW

The works outlined in the Reserve Bank of Australia submission to the Committee dated May 2005 are subject to certain provisions of the Australian Government's Operations Energy Policy. The Policy is detailed in the then Department of Industry, Science and Resources March 2000 publication titled: *Measures for Improving Energy Efficiency in Commonwealth Operations*.

The relevant sections of the Policy (4.1) and (4.2) state:

4.1 Minimum Building Energy Performance Standard

All new and substantially refurbished buildings, whether Commonwealth-owned or where the Commonwealth is the majority tenant, must meet a minimum energy performance standard. The interim standard is the 1994 BOMA Energy Guidelines (with a 20% margin of leniency for substantially refurbished buildings). Funding for building construction and refurbishing will be conditional on certification, by suitably qualified persons, that the building will meet required energy standards.

4.2 Lease Agreements

New lease agreements for buildings should not include any provision permitting the recovery from the tenant of the cost of energy used by building central services during normal working hours. This will ensure that building owners have an incentive to improve the energy efficiency of building central services. Designated special purpose buildings may be excluded from this requirement if a case can be demonstrated.

Industry standards have moved beyond the 1994 BOMA Guidelines in a number of areas as technologies and practices have improved. Where this is the case, it is expected that Australian Government agencies will meet the current industry standards when fitting out premises.

The Department of Environment and Heritage through the Australian Greenhouse Office (AGO) also encourages good practice in installation of adequate electricity and water metering to facilitate accurate reporting and management by Australian Government agencies.

AGO has held meetings with the Reserve Bank of Australia and their Architects dem Australia Pty Ltd and have been fully briefed as to energy efficiency initiatives for the proposed Business Resumption Site at Baulkham Hills in Sydney.

AGO has reviewed Section 94 of the Reserve Bank of Australia's submission and has sought clarification from the Architects dem Australia Pty Ltd who have outlined the Reserve Bank's position.

Signed Letter to the AGO dated: 23 May 2005 from dem Australia Pty Ltd.

"....We confirm the following advice from the Bank and its services consultants:

ABGR Star Rating – *The prime requirement for the BRS is to provide a highly reliable and resilient facility for RBA critical operations, which introduces significant complexities into the services design of the facility (eg. the need for air-cooled condensers rather than water cooled). The RBA confirms that despite the overriding requirement for complex and mission critical functions, the BRS design and operation is still targeting a 4.5 star ABGR rating.*

Tenant Lighting - *The BRS design adopts T5 twin tube lighting to relevant areas which will target 10 W/m2 consumption.*

General Power - *The Bank has confirmed it will be adopting Flat Screen technology for its computers and the facility design will target 9 W/m2 for the relevant areas of the BRS.*

Mechanical Services - *As we are constructing a fully fitted out owner/occupier/operator type facility, base building analyses are not possible or relevant as the BRS facility will not be sublet or tenanted. It is envisaged metering will be linked to the building's extensive Building Monitoring System (BMS) and that energy consumption and performance of various building areas and critical plant will be recorded, monitored and analysed on a regular basis by Bank facility management staff located at the building -this is an essential part of the building's critical operations and common practice in this type of mission critical facility. This energy consumption and performance information will be used to enable ongoing maintenance of ABGR ratings.*

***Independent Services review** – Positive discussions have been held with Dr Paul Bannister of Exergy Australia. Arrangements are currently being put in place for issue of an invitation for Dr Bannister to be engaged by the project's mechanical / electrical services consultant, VOS Engineering, to undertake an independent services review and to discuss the best design and procurement strategy for these and other services items related to the building's energy performance and compliance with the targeted 4.5 star ABGR rating.*

***ABGR Validation** - The Bank plans to undertake an annual ABGR rating review. As previously pointed out the Bank is unable to enter into any formal agreements in this regard but is willing to undertake the above regular rating review of ABGR performance. We trust the above is sufficient for your final assessment and Public Works Committee reporting purposes but please do not hesitate to contact the undersigned should you require any further information.*

Regards

Rudi Valla

Managing Partner

NSW Registered Architect No. 6582

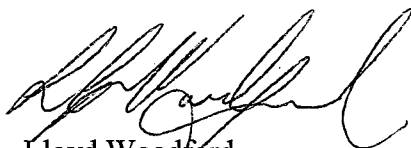
cc Richard Mayes – Head of Facilities Management, RBA

Paul Van Koesveld – Manager, Security Services, RBA

Based on the information provided by the Reserve Bank of Australia and their consultants dem Australia, AGO is satisfied that the proposed energy efficiency works for the Business Resumption Site at Baulkham Hills in Sydney will be consistent with current policy requirements.

Should you wish additional information please contact me at the Australian Greenhouse Office on 02 6274 1734 and or by Fax 02 6274 1814.

Yours sincerely



Lloyd Woodford

Buildings and Government Efficiency Team
Built Environment and Communities Branch

24 May 2005